

**ST. GEORGE NEIGHBORHOOD REDEVELOPMENT AGENCY MINUTES
SEPTEMBER 4, 2014, 6:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Chairman Jon Pike
Agency Member Gil Almquist
Agency Member Jimmie Hughes
Agency Member Michele Randall
Agency Member Joe Bowcutt
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

EXCUSED:

Agency Member Bette Arial

PUBLIC HEARING:

Public hearing to take public comment on and objections, if any, to the Amended Project Area Budget for the Dixie Center EDA also known as the I-15 EDA.

City Manager Gary Esplin advised the Dixie Center EDA was created a number years ago. At that time, the amount of money generated from taxes for the new building around the Dixie Center was capped at \$3.5 million. Additionally, a Taxing Agency Committee (TEC) was set up which comprised of representatives from the Washington County School District, City, Washington County, Special Services District and State Board of Education that set the budget for the district. In order for development to occur on the property and surrounding area, funds had to be spent on erosion protection, new streets and utilities as well as other improvements. The only beneficiaries were the agencies that benefit from the new development that is being incurred. In order to change that, the TEC had to be re-instituted, which is now comprised of representatives from the Washington County School District, City, Washington County, Water Conservancy District and State Board of Education. The proposed new budget is an additional amount up to \$2.9 million, if the improvement occurs within six years after the ending of the district which will be in 2018. The City would take the taxes generated by the new development and put it into the needed infrastructure to facilitate the new economic activity. The board unanimously approved the budget.

Jason Burningham, with Lewis Young Roberston and Burningham, provided and outlined a handout covering the Dixie Center Economic Development Area (EDA): Amended Project Area Budget; Map of Project Area; Original Project Area Budget & Background; Amended Project Area Budget; Budget Amendment Process; and Amended Project area Budget: Sources & Uses. He explained all agencies that sit on the TEC wholeheartedly support the project. The amended budget provides a benefit to the School District as part of the negotiated process.

City Manager Gary Esplin explained that the proposed budget amendments include extending the term 6 years beyond 2018. The problem with any EDA is when the County assesses the taxes, it takes a year to receive the monies. He believes it would be a great concept to have all partners share in the new growth that will not happen unless the improvements are done.

Agency Member Hughes commented that it is fascinating that EDA's are win-win situations.

Chairman Pike opened the public hearing. There being no public comment, he closed the public hearing.

RESOLUTION:

Consider approval of a resolution adopting an amended project area budget for the Dixie Center EDA also known as the I-15 EDA.

MOTION: A motion was made Agency Member Bowcutt to approve the resolution.
SECOND: The motion was seconded by Agency Member Almquist.
VOTE: Chairman Pike called for a roll call vote, as follows:

Agency Member Almquist - aye
Agency Member Hughes - aye
Agency Member Randall - aye
Agency Member Bowcutt - aye

The vote was unanimous and the motion carried.

ADJOURN TO CITY COUNCIL MEETING:

MOTION: A motion was made by Agency Member Almquist to adjourn to the City Council meeting.
SECOND: The motion was seconded by Agency Member Hughes.
VOTE: Chairman Pike called for a roll call vote, as follows:

Agency Member Almquist - aye
Agency Member Hughes - aye

Agency Member Randall - aye
Agency Member Bowcutt - aye

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder